

WELCOME TO  
**10 Harper Boulevard**



**WOOLCOTT**  
REAL ESTATE





## Grand Impressions

This exquisite custom-built residence showcases refined elegance across 6 bedrooms and 7 bathrooms, set on a professionally landscaped 1-acre lot in a prestigious enclave of homes. From the moment you arrive, the home's grand exterior and tailored landscaping set a tone of sophistication. Inside, you'll find soaring 10' ceilings on the main level accentuated by pot lights and California shutters — a space designed to impress while offering comfort and functionality.







4,868 Sq. Ft.



\$14,747 / 2024



4+2



6+1









## Heart of the Home

The gourmet kitchen is open to the grand great room, which features a coffered ceiling and sleek gas fireplace. Premium finishes, an expansive layout, and abundant workspace make this kitchen ideal for both entertaining and everyday cooking.







## Formal Dining Elegance

The formal dining room is enhanced with classic wainscoting, offering a refined atmosphere perfect for hosting special occasions and elegant dinners.





## Retreat and Recharge

The main-level primary suite is a luxurious retreat with a spa-inspired ensuite and a custom oversized walk-in closet with built-in organizers. A nearby second bedroom with its own walk-in closet provides additional space for guests or multigenerational living.







## Suite-Level Comfort

Upstairs, a spacious family room with a cozy electric fireplace serves as a welcoming lounge area. Two generously sized bedrooms — each with their own ensuite and walk-in closet — ensure comfort and privacy for family or visitors.













## Entertainer's Basement

The fully finished basement is designed for entertaining, featuring a modern wet bar and a spacious recreation area — perfect for game nights, movie marathons, or casual hosting.







## Function Meets Comfort

Also in the basement, a dedicated home gym offers a private space for wellness. Two additional bedrooms offer flexibility, with one featuring an ensuite and the other enjoying easy access to a nearby full bathroom.











## Backyard Oasis

Step outside to resort-style living with a sparkling heated saltwater pool, covered patio with built-in BBQ, irrigation system, and plenty of space to entertain or unwind. A triple car garage completes this exceptional property — combining beauty, comfort, and thoughtful design in every detail.







## Room Measurements

### MAIN LEVEL

Great Room	23'4" X 17'1"
Dinning Room	13'2" X 15'1"
Kitchen	29'1" X 14'2"
Office	11'11" X 16'8"
Breakfast Room	23'2" X 10'7"
Primary Bed	15'4" X 21'9"
Ensuite	5 Piece
Bedroom	15'5" X 15'1"
Laundry	11'11" X 12'4"
Bathroom	4 Piece
Bathroom	2 Piece

### UPPER LEVEL

Family Room	18'10" X 30'1"
Bedroom	11'1" X 27'1"
Bedroom	15'1" X 14'3"
Bathroom	3 Piece
Bathroom	3 Piece

### LOWER LEVEL

Recreation Room	32'8" X 37'2"
Exercise Room	33'5" X 23'8"
Bedroom	14'10" X 15'6"
Bedroom	13'5" X 14'
Bathroom	3 Piece
Bathroom	3 Piece





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